

141.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

815,100 / 815,100

USE VALUE:

815,100 / 815,100

ASSESSED:

815,100 / 815,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROONEY JAMES P-ETAL	
Owner 2: GOROWITZ ELLEN I	
Owner 3:	

Street 1: 276 GRAY STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 5,864 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Clapboard Exterior and 1914 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5864		Sq. Ft.	Site		0	80.	1.02	9									476,739						476,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							90831
							GIS Ref
							GIS Ref
							Insp Date
							11/14/08

Parcel ID 141.0-0004-0001.0

!10911!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	334,800	3600	5,864.	476,700	815,100	815,100	Year End Roll	12/18/2019
2019	101	FV	266,900	3600	5,864.	446,900	717,400	717,400	Year End Roll	1/3/2019
2018	101	FV	266,900	3600	5,864.	369,500	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	266,900	3600	5,864.	339,700	610,200	610,200	Year End Roll	1/3/2017
2016	101	FV	266,900	3600	5,864.	309,900	580,400	580,400	Year End	1/4/2016
2015	101	FV	251,500	3600	5,864.	303,900	559,000	559,000	Year End Roll	12/11/2014
2014	101	FV	251,500	3600	5,864.	282,500	537,600	537,600	Year End Roll	12/16/2013
2013	101	FV	251,500	3600	5,864.	268,800	523,900	523,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STORM BRUCE & M	22160-342		6/26/1992		227,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2014	63	Manual	11,160	C				
5/13/2008	461	Manual	3,000			G9	GR FY09	repair and replace

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2014	Info Fm Prmt	EMK	Ellen K
11/14/2008	Meas/Inspect	345	PATRIOT
4/28/2000	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

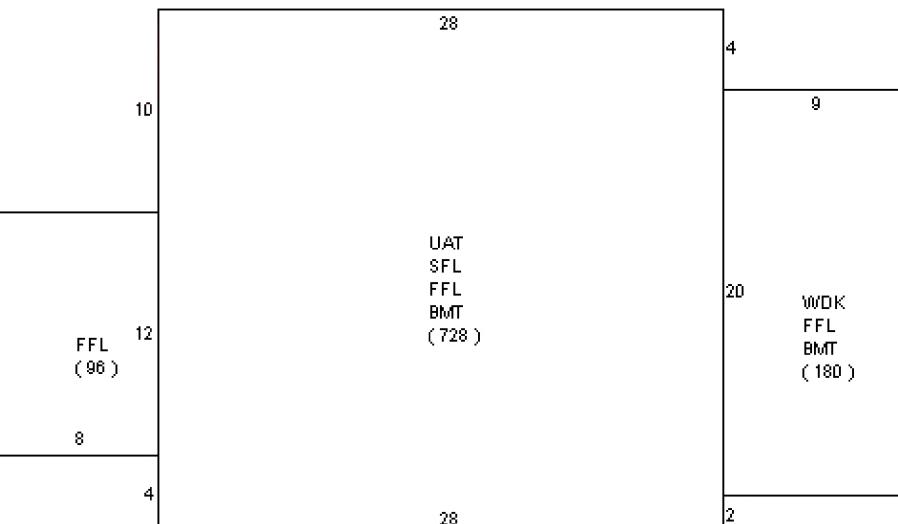
Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	2	Rating: Fair

COMMENTS

ASBESTOS IN BMT PIPES	SINK/TOILET IN BSMT.
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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.25623560
Const Adj.:	0.98990101
Adj \$ / SQ:	161.661
Other Features:	66850
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454893
Depreciation:	120092
Depreciated Total:	334801

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	177.83	
Special Features:	0	Val/Su Net:	111.53	
Final Total:	334800	Val/Su SzAd:	193.30	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X18	A	AV	1926	25.68	T	40	101			3,600			3,600
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

PARCEL ID

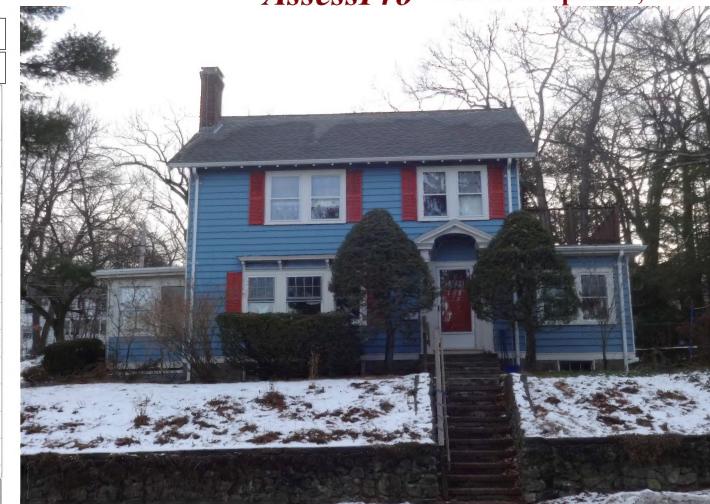
141.0-0004-0001.0

More: N

Total Yard Items: 3,600

Total Special Features:

Total: 3,600

IMAGE**AssessPro Patriot Properties, Inc**